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1 INTRODUCTION

1. This chapter of the DCP outlines Council's requirements for the establishment and operation of a caravan park, camping ground or manufactured home estate. This policy is also a Local Approvals Policy under Part 3 of Chapter 7 of the Local Government Act 1993.
2. This part of this DCP should be read in conjunction with the relevant LEP applying to the site..
3. This policy also takes into account the provisions of State Environmental Planning Policy No. 21 – Caravan Parks (SEPP 21), State Environmental Planning Policy No. 36 – Manufactured Home Estates (SEPP 36), the Local Government Act 1993 and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.
4. However, it is recommended that any proponent seeking to establish a caravan park, camping ground or manufactured home estate should review SEPP 21 and SEPP 36 as well as the Local Government Act 1993 and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.
5. Additionally, it is recommended that any proponent wishing to establish a caravan park, camping ground or manufactured home estate should discuss their proposal with Council staff early in the application process through preliminary discussions with Council's Duty Planner and / or Duty Building Surveyor and then at the formal pre-lodgement meeting, in order to determine the permissibility of the proposal and what level of information will be required to be provided at the Development Application stage.

2 OBJECTIVES

- (a) To outline the statutory approval process framework for the establishment and operation of caravan parks, camping grounds and manufactured home estates;
- (b) To provide development guidelines which support the provisions of State Environmental Planning Policy No. 21 – Caravan Parks and State Environmental Planning Policy No. 36 – Manufactured Home Estates,
- (c) To ensure that sufficient services and community support facilities are provided to any long-term permanent residents within a caravan park or manufactured home estate and / or are within close proximity to the site.

3 DEFINITIONS

Campervan means a moveable dwelling that is designed so as to be registrable as a motor vehicle under the Traffic Act 1909 and includes a camper trailer

Caravan means a moveable dwelling that is designed so as to be registrable as a trailer under the Traffic Act 1909 but does not include a campervan /camper trailer.

Caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be placed or installed.

Long-term site means a dwelling site in a caravan park that is designated as being a long-term site (ie for periods in excess of 3 months).

Manufactured home means a self-contained dwelling (that is a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities) being a dwelling:

- (a) That comprises one or more major sections that are constructed and assembled away from the manufactured home estate and transported to the estate for installation on the estate, and,
- (b) That is not a registered vehicle within the meaning of the Road Transport (Vehicle Registration) Act 1997

Manufactured home estate means land on which manufactured homes are or are to be erected.

Major section is defined as a 'single portion of a manufactured home or relocatable home, being a portion:

- (a) That contains a total living space (excluding the living space contained in any associated structure) of at least 20 cubic metres and
- (b) That comprises all the major components of that portion of the home, including the chassis or frame, the external and internal walls, the roof and ceilings, the floors, the windows and doors, the internal plumbing and wiring, the tiling, the kitchen, bathroom and laundry fittings (other than stoves, refrigerators, washing machines and other whitegoods) and the built-in cupboards and cabinets.

Moveable dwelling is defined as:

- (a) Any tent or any caravan or other van or portable device (whether on wheels or not) used for human habitation or
- (b) A manufactured home, or
- (c) Any conveyance, structure or thing of a class or description prescribed by the regulations for the purposes of this definition.

Relocatable home means:

- (a) A manufactured home, or
- (b) Any other moveable dwelling (whether or not self-contained) that comprises one or more major sections, including any associated structure that forms part of the dwelling.

Short-term site means a dwelling site within a caravan park which is designated as a short – term site for tourists for a period not exceeding 3 months.

4 STATUTORY APPROVAL PROCESS

4.1 Wollongong Local Environmental Plan 2009

1. Under Wollongong Local Environmental Plan 2009, the development of a caravan park is permissible upon land zoned RE1 Public Recreation, RE2 Private Recreation and SP3 Tourist.
2. The development of a manufactured home estate is permissible upon land zoned RE2 Private Recreation and SP3 Tourist under Wollongong Local Environmental Plan 2009.
3. Under Schedule 2 of Wollongong Local Environmental Plan 2009, the installation of up to two (2) moveable dwellings on land is exempt development (ie development permitted without

development consent required) where such moveable dwelling(s) are occupied for a restricted period of not more than 2 consecutive days and not more than 60 days in total in any continuous 12 month period. Additionally, any moveable dwelling (caravan or campervan) on residential land must only be occupied by owners of the dwelling-house or members of the owner's immediate family.

4.2 State Environmental Planning Policy No. 21 – Caravan Parks

1. State Environmental Planning Policy No. 21 - Caravan Parks (SEPP 21) came into effect on 24 April 1992 and applies state wide.
1. The aim of this policy is to encourage:
 - “(a) *The orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and*
 - (b) *The proper management and development of land so used for the purpose of promoting the social and economic welfare of the community, and*
 - (c) *The provision of community facilities for land so used, and*
 - (d) *The protection of the environment of and in vicinity of land so used.”*
2. Under SEPP 21, formal development consent is required to be obtained from Council for the development of a caravan park.
3. As part of the formal development consent process, the consent authority (ie Council) must determine the number of sites (if any) which are suitable for long-term residence and the number of sites (if any) are not suitable for long-term residence but are suitable for short-term stay purposes.
4. In the event that Council ultimately grants formal development consent for the development of a caravan park, a condition of consent will be imposed specifying the maximum number of sites (if any) within the site that may be used for long-term residence and for short-term stay purposes.
5. SEPP 21 requires Council to take into consideration the following matters:
 - “(a) *Whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long term residence,*
 - (b) *Whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,*
 - (c) *Whether there is adequate low-cost housing, or land available for low-cost housing, in that locality,*
 - (d) *Whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both) and whether those facilities and services are reasonably accessible to the occupants of the caravan park,*
 - (e) *Any relevant guidelines issued by the Director, and*
 - (f) *The provisions of the Local Government (Caravan Parks and Camping Grounds Transitional Regulation 1993) (now Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.”*

6. Should development consent be granted for the development of a caravan park, camping ground or manufactured home estate, a separate approval under Section 68 of the Local Government Act 1993 is required to formally operate a caravan park or camping ground or a manufactured home estate and for the installation of a moveable dwelling or associated structure.
7. Further, formal development consent is also required for the subdivision of land for lease purposes.

4.3 State Environmental Planning Policy No.36 – Manufactured Home Estates

1. State Environmental Planning Policy No. 36 – Manufactured Home Estates (SEPP 36) was gazetted on 16 July 1993 and applies to Wollongong Local Government Area.
2. The aims of this policy are:-
 - “(a) *To facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and*
 - (b) *To provide immediate development opportunities for manufactured home estates on the commencement of this policy, and*
 - (c) *To encourage the provision of affordable housing in well designed estates, and*
 - (d) *To ensure that manufactured home estates are suited only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and*
 - (e) *To ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and*
 - (f) *To protect the environment surrounding manufactured home estates, and*
 - (g) *To provide measures which will facilitate security of tenure for residents of manufactured home estates.”*
3. This policy prevails to the extent of any inconsistency between this policy and any other environmental planning instrument, including SEPP 21.
4. Under clause 7 of SEPP 36, development consent is required for development for the purposes of a manufactured home estate. However, the actual placement of individual manufactured homes within an approved manufactured home estate does not require separate development consent.
5. Under Clause 9 of SEPP 36, Council is required to take into consideration the following range of matters prior to granting development consent for the development of a manufactured homes estate:
 - (a) Satisfactory arrangements have been made within the development for the provision of reticulated water and sewerage supplies, electricity and stormwater drainage;
 - (b) The manufactured home estate is provided with adequate transport services;
 - (c) Sufficient community facilities and services are either situated within or outside the estate or will be available and reasonably accessible to the residents of the manufactured home estate;

- (d) That the development will not have an adverse effect on any conservation area, heritage item or waterway or land having special landscape, scenic or ecological qualities which is identified in an environmental planning instrument;
 - (e) The cumulative impact of the proposed development and other manufactured home estates in the locality (if any);
 - (f) Any relevant guidelines issued by the Director; and
 - (g) The provisions of the Local Government (Manufactured Home Estates) Transitional Regulation 1993 (now the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005).
6. Should Council ultimately grant consent for a manufactured home estate, separate approval to operate the manufactured home estate is also required under Part 1 of Chapter 7 of the Local Government Act 1993 (Section 68 approval).
 7. Formal development consent is also required for any proposed subdivision of a manufactured home estate for lease purposes or a community title subdivision.

4.4 Local Government Act 1993

1. Under Section 68 of the Local Government Act 1993, formal approval is required to operate a caravan park, camping ground or a manufactured home estate, following the receipt of development consent under the Environmental Planning and Assessment Act 1979. Separate approval is also required for moveable dwellings include manufactured homes, caravans, tents etc.
2. The provisions of section 89(1) of the Local Government Act 1993 provide that in deciding whether to approve or refuse a Section 68 Activity application, Council must:
 - (a) Not grant approval if the activity would not comply with the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005;
 - (b) Take into consideration any relevant criteria of any local approval policy (adopted by Council under Part 3 of Chapter 7 of the Local Government Act); and
 - (c) Take into consideration the principles of ecologically sustainable development, as per the Local Government Act.
3. The renewal period for the Section 68 approval is every 12 months at which time Council will review the performance of the operation in line with the requirements of the relevant regulation and compliance with the development consent.

4.5 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

1. The Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 was gazetted on 26 August 2005 and commenced operation on 1 September 2005.
2. The Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 replaced the previous Local Government (Caravan parks,

Camping Grounds and Moveable Dwellings) Regulation 1995 and the Local Government (Manufactured Homes Estates and Manufactured Homes) Regulation 1995.

3. However, the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 is not retrospective and hence, approval granted prior to 1 September 2005 can continue to operate under that prior approval.
4. As indicated above, the provisions of SEPP 21 and SEPP 36 require Council to take into consideration the compliance with the requirements of Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 upfront as part of the Development Application stage for any proposed manufactured home estate, caravan park and /or camping ground development.

5 DEVELOPMENT CONTROLS – MANUFACTURED HOME ESTATES

5.1 Minimum Land Requirement for a Manufactured Home Estate

1. The minimum lot size for the development of a manufactured home estate is 1 hectare.

5.2 Minimum Size of Dwelling Sites

1. A dwelling site must have an area of at least 130 square metres.

5.3 Minimum Building Line Setbacks to Public Roads, Foreshore Areas and Boundaries to other lots not associated with the Development

1. The minimum front building line setback for a caravan park, camping ground or manufactured home estate to any classified road shall be 10 metres.
2. The minimum front building line setback for a caravan park, camping ground or manufactured home estate to any other public road shall be 7.5 metres.
3. A dwelling site must be setback at least 10 metres from any public road. A dwelling site must also be setback at least 3 metres to any other boundary in the manufactured home estate.
3. For sites adjacent to a waterway, a minimum building line setback of 10 metres is required for any dwelling site or community building from the mean high water mark, except in cases where a prescribed foreshore building line applies.
4. A community building must not be located closer than 5 metres to the common property boundary between the manufactured home estate and any adjoining residential development or the boundary of a dwelling site within the estate, except where in the opinion of Council, the community building will be properly screened by way of fencing and / or dense landscaping along the perimeter boundary or boundary with a dwelling site. However, the absolute minimum building setback requirement from a perimeter property boundary or a boundary with dwelling site within the estate shall be 2 metres.

5.4 Access Roads

1. All dwelling sites within a manufactured home estate must have direct vehicular access to an internal access road.
2. The minimum driveway width for the main entry / exit to / from the manufactured home estate shall be 8 metres. In the case of a divided road, the width of the driveway on either side of the median strip shall be 5 metres.
3. The width of the road reserve the major internal access roads shall be at least 8.5 metres with the road carriageway being constructed to a width of at least 6 metres.
4. The road reserve width of other minor internal access roads within a manufactured home estate shall be 6 metres with the road carriageway constructed to a width of at least 4 metres. If a minor access road exceeds 80 metres in length, a passing bay or bays must be provided in the road reserve.
5. Passing bays must be provided at intervals of not more than 100 metres for both the major internal road and the minor access roads. The minimum width of the sealed road carriageway incorporating passing bays shall be 6 metres for minor access roads and 8.5 metres for major internal roads.
6. The design of the access roads to limit the speed of vehicles to no greater than 30 kilometres per hour for major access roads or 15 kilometres per hour for minor access roads.
7. The access roads shall be constructed of an all-weather seal and designed to minimise excessive grades and allow for adequate stormwater drainage.

5.5 Car Parking

1. A manufactured home estate shall provide a minimum of one (1) resident car parking space per dwelling site. Only in special cases, will Council permit the provision of the resident parking being separated from the dwelling site. In such circumstances, the resident parking space must be clearly marked by hard-wearing labelling as a resident parking space attached to the particular dwelling site.
2. A manufactured home estate must contain the following minimum visitor parking spaces:
 - (a) 8 visitor parking spaces for an estate with up to 35 dwelling sites;
 - (b) 12 visitor parking spaces for more than 35 dwelling sites but not more than 70 dwelling sites;
 - (c) 16 visitor parking spaces for more than 70 dwelling sites but no more than 105 sites;
 - (d) 20 visitor parking spaces for more than 105 sites plus one (1) additional parking space per each additional 7 sites over 140 sites.
3. All visitor parking spaces must be clearly identified to ensure that visitors park in those spaces and do not take resident parking spaces.
4. The visitor parking spaces should be provided throughout the park, in order to minimise the visitor walking distance to / from dwellings in the estate.
5. A manufactured home estate must provide at least one (1) visitor parking space for people with disabilities. If a manufactured home estate contains more than 100 sites, one (1) parking space

for people with a disability must be provided for each 100 sites or part thereof. The disabled car parking spaces must be provided in accordance with Australian Standard 2890.1 – 2004 Parking Facilities – Off-street Parking and shall be clearly delineated as disabled parking spaces.

5.6 Development on Flood Prone Land

1. A flood study will be required to be submitted with a Development Application for any proposed manufactured home estate upon flood liable land. The flood study is recommended to be prepared by a suitably qualified civil engineer who is experienced in the preparation of flood studies.
2. The required flood study must also take into consideration Council's Development on Floodplain Management Chapter of this DCP, the *NSW Floodplain Management Manual: The Management of Flood Liable Land 2001*, the NSW State Government's *Flood Prone Land Policy*.
3. Council is unlikely to support the development of any manufactured home estate upon any flood prone land which is classified as being within a high or low hazard floodway or flood storage area since Council considers such lands to be unsuitable for the establishment of a manufactured home estate. Therefore, any land which is defined as being high hazard floodway or flood storage land is prohibited for the purposes of development of a manufactured home estate, pursuant to the legislative provisions of Part 2 of Schedule 2 of SEPP 36.
4. Any relocatable home proposed upon a dwelling site within a portion of site classified as flood prone shall be designed to withstand the likely flood water velocities as determined by the flood study.
5. In the event that Council ultimately supports an application for a manufactured home estate upon low hazard flood fringe land, a condition of consent will be imposed which requires that each site occupant is to be provided with a flood information map for display in each dwelling which sets out information on water depths likely to be experienced in the park, public warning procedures in the park, evacuation routes from the park and advice on when to take appropriate action.

6 DEVELOPMENT CONTROLS - CARAVAN PARKS & CAMPING GROUNDS

6.1 Minimum Land Requirement for a Caravan Park

1. The minimum lot size for the development of a caravan park is 1 hectare.

6.2 Minimum Size of Dwelling Sites

1. A long –term site must have an area of at least 80 square metres.
2. A short –term site must have an area of at least 65 square metres.
3. A camping site must have an area of at least:
 - (a) 40 square metres in the case of a camp site for which a separate parking space is provided within 30 metres of the camp site or
 - (b) 50 square metres, in any other case.

6.3 Maximum Number of Short –Term and / or Long-Term Sites

1. Any Development Application for a caravan park must specify the number of short-term sites and the number of long-term sites proposed within the caravan park. The number of short-term and long-term sites shall be consistent with the minimum size requirements for both short-term and long-term sites.
2. The location of the short-term and long-term sites shall be clearly shown on the site plan. The site plan shall also clearly number each dwelling and / or camping site and its site boundaries, as proposed within the park.

6.4 Minimum Building Line Setbacks to Public Roads, Foreshore Areas and Boundaries to other lots not associated with the Development

1. The minimum front building line setback for a caravan park or camping ground to any public road shall be 10 metres.
2. A dwelling site or camping site must be setback at least 10 metres from any public road and at least 3 metres to any other boundary of the caravan park or camping ground.
3. For sites adjacent to a waterway, a minimum building line setback of 10 metres is required for any dwelling site or community building from the mean high water mark or any prescribed foreshore building line under this plan or Wollongong Local Environmental Plan 2009, whichever is the greater.
4. A community building must not be located closer than 10 metres to the boundary of a manufactured home estate or the boundary of a dwelling site within the estate, except where in the opinion of Council, the community building will be properly screened by way of fencing and / or dense landscaping along the perimeter boundary or boundary with a dwelling site. However, the absolute minimum building setback requirement from a perimeter property boundary or a boundary with dwelling site within the estate shall be 2 metres.
5. The minimum driveway width for a combined entry / exit access point into / from a caravan park or camping ground is 8 metres. In the case of a divided road, the minimum width of the sealed road carriageway shall be 5 metres on either side of the median strip.
6. The internal access road must be at least 6 metres for a two-way access road and at least 4 metres for a one-way access road. The direction of travel for a one-way access road must be indicated by means of directional signage.

6.5 Community Amenities / Facilities

1. A minimum of 10% of the total site area of the subject caravan park or camping ground shall be reserved for recreation or other communal activities.
2. Each park shall make provision for children's playground equipment (ie with equipment catering for a range of children's ages) at a rate of 1 children's playground per 200 metre walking distance radius from any dwelling site or camping site.
3. At least one (1) community building (ie designed to function as a multi-purpose centre with kitchen and indoor recreation facilities) is required commensurate with the size and nature of the park.

4. The provision of other recreational facilities such as tennis courts and / or swimming pools is also encouraged provided such facilities are well lit and are enclosed by suitable enclosure fencing to prevent children gaining entry without parent supervision.

6.6 Car Parking

1. A caravan park or camping ground shall provide a minimum of one (1) resident car parking space per dwelling site or camping site.
2. The parking space for a dwelling or camping site may be provided on-site or off-site (not forming part of the dwelling or camping site boundaries). Any off-site resident parking space must be clearly marked by hard-wearing labelling as a resident parking space attached to the particular dwelling site.
3. A caravan park or camping ground must contain the following minimum visitor parking spaces:
 - (a) 1 visitor parking space for each 10 (or part thereof) long-term sites in the caravan park or camping ground;
 - (b) 1 visitor parking space for each 20 (or part thereof) short-term sites in the caravan park or camping ground;
 - (c) 1 visitor parking space for each 20 (or part thereof) camp sites in the caravan park or camping ground;
4. The minimum number of visitor parking spaces in a caravan park and / or camping ground is 4 visitor parking spaces.
5. All visitor parking spaces must be clearly identified to ensure that visitors park in those spaces and do not take resident parking spaces.
6. The visitor parking spaces should be provided throughout the park, in order to minimise the visitor walking distance to / from dwelling sites and / or camp sites within a park.
7. A caravan park or camping ground must also provide at least one (1) visitor parking space for people with disabilities.
8. If a caravan park contains more than 100 sites, one (1) parking space for people with disabilities must be provided for each 100 sites or part thereof.
9. The disabled car parking spaces must be provided in accordance with Australian Standard 2890.1 – 2004 Parking Facilities – Off-street Parking and shall be clearly delineated as disabled parking spaces.

6.7 Development on Flood Liable Land

1. A flood study will be required to be submitted with a Development Application for any proposed caravan park and / or camping ground upon flood liable land. The flood study is recommended to be prepared by a suitably qualified civil engineer who is experienced in the preparation of flood studies.
2. The required flood study must also take into consideration the provisions of Council's Development on Floodplain Management Chapter of this DCP, the *NSW Floodplain Management Manual: The Management of Flood Liable Land 2001*, the NSW State Government's *Flood Prone Land Policy*, any relevant State Environmental Planning Policy and Wollongong Local Environmental Plan 2009.

Note: Council will not support the placement of a dwelling site or camping site in any caravan park or camping ground upon any flood prone land which is classified as being within a high or low hazard floodway or flood storage area and / or the site is subject to velocities of 1.5 metres / per second or greater.

3. Any relocatable home proposed upon a dwelling site within a portion of site classified as flood prone (excluding high hazard or low hazard floodway or flood storage areas) shall be designed to withstand the likely flood water velocities as determined by the flood study.
4. In the event that Council ultimately supports an application for a caravan park and / or camping ground involving caravans / moveable dwellings upon land classified as flood fringe land, a condition of consent will be imposed requiring the removal of caravans / moveable dwellings up to flood free land, during flood periods.
5. Council will also require that each site occupant is provided with a flood information map for display in each long-term or short-term site which sets out information on water depths likely to be experienced in the park, public warning procedures in the park, evacuation routes from the park and advice on when to take appropriate action.

7 INFORMATION TO BE SUBMITTED WITH A DEVELOPMENT APPLICATION

7.1 Site Plan

1. The site plan shall be at either a 1:100, 1:200 or 1:500 scale depending upon the size of the development site.
2. The site plan shall include the following information:
 - (a) North Point.
 - (b) Legal property description of the site (including all Lot and Deposited Plan numbers).
 - (c) Existing and proposed contour levels of the site at 2 metre contour intervals.
 - (d) Proposed layout of the manufactured home estate, caravan park and / or camping ground, including the exact dimensions of each individual dwelling or camping site, open space recreation areas, amenities buildings etc.
 - (e) The location of any existing access roads.
 - (f) The location, number and identification of the tree species found within the site.
 - (g) The location of amenities blocks and recreational facilities.
 - (h) Proposed location of any water, sewage pumping stations or electricity substations.

7.2 Statement of Environmental Effects (SEE) or Environmental Impact Statement (EIS)

1. The Statement of Environmental Effects shall (ie prepared by a suitably qualified and experienced town planning consultant) provide a comprehensive review of the full nature of the proposed development and shall address the proposal's relationship with the following environmental planning instruments and the development control plan and provide a

comprehensive environmental impact assessment of the proposal with respect to the matters for consideration as listed under Section 79C of the Environmental Planning and Assessment Act 1979:

- (a) State Environmental Planning Policies;
- (b) Any relevant State Code;
- (c) Wollongong Local Environmental Plan 2009; and
- (d) Wollongong Development Control Plan 2009.

7.3 Flood Study

1. A flood study will be required for any proposed manufactured home estate, caravan park and / or camping ground upon land subject to flooding. The flood study shall be prepared by a suitably qualified and experienced hydraulic or civil engineer for any proposed manufactured home estate, caravan park or camping ground and shall provide a comprehensive assessment for a range of flood events including but not necessarily limited to:-
 - (a) 1 in 5 year (20% Annual Exceedance Probability (AEP)) flood event;
 - (b) 1 in 100 year (1% Annual Exceedance Probability (AEP)) flood event; and
 - (c) Probable Maximum Flood (PMF) event.
2. Any flood study shall be prepared in accordance with the Floodplain Management chapter in Part E of the DCP.

7.4 Landscaping Plan

1. A Landscaping Plan will be required to be submitted with the Development Application for any proposed new manufactured home estate or caravan park and / or any major alterations to an existing caravan park or manufactured home estate. The Landscaping Plan shall include the following matters:
 - (a) Location of all existing trees (ie located by survey and identified by scientific name and common name);
 - (b) Provision of suitable screen landscaping between dwelling sites including the possibility of using trellises with climbing plants;
 - (c) Dense buffer screen planting along the perimeter of the caravan park / manufactured home estate;
 - (d) Provision of landscaping to ameliorate prevailing adverse winds (ie westerly and southerly winds);
 - (e) Provision of a shade tree for each dwelling site, wherever practicable; and
 - (f) Restricting the landscaping of front setback areas to a maximum 1 metre height fronting internal roadways, in order to enable motorists to see any children when reversing of motor vehicles out of each dwelling site.

7.5 Table of Compliance – Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

1. As part of the Development Application stage, Council will require the preparation of a detailed assessment of the proposal against the requirements contained in the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.
2. A table of compliance is required to be prepared in the Statement of Environmental Effects / Environmental Impact Statement which addresses the proposal's compliance with all of the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 for the development of either a manufacture home estate, caravan park and / or camping ground.

7.6 Visual Impact Assessment Report

1. The preparation of a visual impact assessment report may be required in certain cases for a manufactured home estate or caravan park where Council is of the opinion that a proposal has the potential to pose a high visual impact upon the scenic environmental quality of the surrounding locality.
2. The determination as to whether a visual impact assessment report is required will be made at the formal pre-lodgement meeting with Council staff.
3. Should a visual impact assessment report be required, it is recommended that the report be prepared by a suitably qualified landscape architect, architect or planner who is experienced in the preparation of visual assessment reports.
4. The visual impact assessment report is required to address a range of matters / issues including (but not necessarily limited to) the following:
 - (a) Assessment of any local or regional scenic quality study.
 - (b) Assessment of the proposal's relationship with any relevant environmental planning instruments, including: SEPP 21, SEPP 36 and Wollongong Local Environmental Plan 2009 in terms of any scenic quality provisions.
 - (c) Identify the visual qualities of the proposal.
 - (d) Identify the visual context and character of the locality.
 - (e) Identify the visual catchment of the site within which the elements of the development are likely to be sufficiently visible and identifiable for a visual impact to be perceived.
 - (f) Identify fixed views and sequencing of views, when viewed from a passing motor vehicle or vessel (ie for sites adjoining a waterway).
 - (g) Identify any proposed vegetation buffer screen planting or other mitigation measures to be used, to minimise the visual impact of the proposed development.
 - (h) Determine the significance of the visual impact of the proposed development, taking into consideration the scenic environmental quality and character of the surrounding visual catchment and the level of visual sensitivity of the locality.

MOVEABLE DWELLINGS - CHECKLIST

Requirements for all moveable dwellings	Y	N	if “No”, give reason
Is the land flood liable land (Clause 74.(6))			
Plans and Specifications adequate (Clause 79)			
Has development consent been issued on the land (Clause 80)			
Size of dwelling site Long Term 80 sqm.			
Short Term 65 sqm (Clause 85)			
Is the site property identified (Clause 86)			
- Setback from public roads greater than 10m (Clause 89)			
- Separation distances Long Term 3m			
Short Term 2.5m			
- Water supply available (Clause 101)			
- Sewerage available (Clause 102)			
- Stormwater drainage system provided (Clause 103)			
- Electricity available (Clause 104)			
- Distance from Fire Hydrant 90m			
- Distance from Fire Hose Reel			
Installation on a dwelling site (Clauses 134 & 137)			
Setback from Road/Boundaries (Clause 138)			
- access road 1m			
- boundary of carpark 2m			

Requirements for all moveable dwellings	Y	N	if “No”, give reason
Site Coverage – not > 2/3 site area (Clause 139)			
Associated Structure not to contain habitable rooms (Clause 142)			
Structural Soundness			
- Engineer’s design/details specifications etc			
Design Gust Wind Speed (Clause 144)			
Floor area min. 15m² (Clause 145)			
Floor area of rooms (Clause 146)			
Cavity Height >2.4 etc (Clause 147)			
Adequate provision for light and ventilation (Clause 149)			
General Construction			
- Termite Shields (Clause 150)			
- Glazing (Clause 151)			
- External waterproofing (Clause 152)			
- Internal waterproofing (Clause 153)			
- Plumbing and Drainage (Clause 154)			
- Electrical Wiring (Clause 155)			
- Smoke Alarms (Clause 156)			
Installation to comply with specifications (Clause 158)			
- Details of Compliance plate (Clause 159)			

Requirements for all moveable dwellings	Y	N	if “No”, give reason
Notice of Installation – Normal C/P (Clause 160)			
When land is subject to flooding – the Consent Authority should specify what inspection (ie)			
- Footing			
- Plumbing & Stormwater			
- Completion			
- Provision of Certificates			
<i>(No Inspection Requirements under the Regulations)</i>			